

*City of Las Vegas*

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: OCTOBER 25, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: TMP-24273 - APPLICANT: ENGLE HOMES - OWNER: TOUSA HOMES, INC.**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

**Planning and Development**

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Zoning (ZON-17242) Site Development Plan Review (SDR-17247) and Variance (VAR-17244).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

7. The onsite street shall be labeled as a private street, be designated as a common lot and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association on the Final Map for this site.
8. Site development to comply with all applicable conditions of approval for ZON-17242, Site Development Plan Review SDR-17247 and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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**\*\* STAFF REPORT \*\***

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**PROJECT DESCRIPTION**

This request is for a Tentative Map for a five-lot single-family residential subdivision on 2.86 acres at the northwest corner of Deer Springs Way and Bradley Road. The site will be accessed by a cul-de-sac off Deer Springs Way. The project has an approved Variance (VAR-17422) to allow a Residential Planned Development on less than five acres and a waiver of streetscape requirements along Deer Springs Way. The proposed tentative map is in conformance with the approved Site Development Plan Review, and is recommended for approval.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
04/04/07	The City Council approved a request for a Rezoning (ZON-17242) From: R-E (Residence Estates) To: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way. The Planning Commission and staff recommended approval.
04/04/07	The City Council approved a request for a Site Development Plan Review (SDR-17247) for a proposed five-lot single-family residential development and a waiver of the streetscape requirements on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way. The Planning Commission and staff recommended approval.
04/04/07	The City Council approved a request for a Variance (VAR-17422) to allow a residential planned development on 2.86 acres where five acres is the minimum required on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way. The Planning Commission recommended approval.
<b><i>Related Building Permits/Business Licenses</i></b>	
The parcel is undeveloped. No building permits have been issued.	
<b><i>Pre-Application Meeting</i></b>	
08/07/07	Discussed with applicant the approved rezoning, site development plan review and variance and that the tentative map must be in compliance. Applicant was advised of submittal requirements and meeting dates. Also noted the site was located in the Rural Preservation Overlay District Buffer
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	
<b><i>Field Check</i></b>	
09/18/07	To the west of parcel are three homes and half streets for the cul-de-sac. The subject site is undeveloped with development on the west and north sides.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.86
Net Acres	2.26

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residential	L (Low Density Residential)	R-E (Residence Estates)
North	Single-Family Residential	L (Low Density Residential)	R-E (Residence Estates)
South	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
East	Single-Family Residential	ML (Medium-Low Residential)	R-1 (Single Family Residential)
West	Single-Family Residential	L (Low Density Residential)	R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
R-PD (Residential Planned Development) District	X		Y
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>	X		Y
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

**DEVELOPMENT STANDARDS**

*Pursuant to Title 19.06 and Site Development Plan Review SDR-13852, the following development standards apply to the subject tentative map.*

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	15,000 SF	15,665 SF	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	30 Feet	30 Feet	Y
Max. Building Height	29.5 Feet	20 Feet	Y

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<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-E (Residence Estates)	2 Units Per Acre	Seven	R-PD2 (Residential Planned Development – 2 Units Per Acre)	2.49 Units Per Acre	L (Low Density Residential)	5.49 Units Per Acre)

***Open Space***

Per Title 19.06.040 Residential Planned Developments with less than 12 dwelling units are not required to provide open space. This development is proposing five lots and is not required to provide open space. It is noted that the applicant is providing a six-foot streetscape area along Bradley Road (Common Lot A) that includes landscaping that meets Code requirements. A waiver of the streetscape requirements along Deer Springs Way was approved.

**ANALYSIS**

The proposed development will consist of five lots and does not require open space. The smallest lot is 15,665 square feet and the largest lot is 19,365 square feet. Condition five of SDR-17247 requires lots one and five to be a minimum of 18,000 square feet. It is noted a waiver was approved to allow no streetscape along Deer Springs Way. The applicant is providing the required six-foot wide streetscape along Bradley Road.

**FINDINGS**

- **General information (Residential/Commercial)**

Overall the tentative map conforms to the approved Site Development Plan Review for this site (SDR-17247). A Variance (VAR-17422) was approved to allow a residential planned development on 2.86 acres where five acres is the minimum required. The tentative map depicts five lots ranging in size from 15,665 square feet to 19,365 square feet. Access to the site circulation is provided by a 39-foot wide private drive from Deer Springs Way and terminates in a cul-de-sac. Perimeter walls are proposed to be a maximum of eight feet in height and retaining walls are shown at a maximum of four feet five inches. Perimeter walls comply and will be constructed of brown split face block and one row of fluted block. One and two story homes ranging in size from 3,300 to 4,800 square feet are planned for this development. It is noted a waiver was approved to allow no streetscape along Deer Springs Way. The applicant is providing the required six-foot wide streetscape along Bradley Road.

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- **Cross Section**

The submitted cross section drawings indicate a natural slope of less than two percent. Title 19.12 allows a maximum eight-foot high perimeter screening wall and a maximum four-foot high perimeter retaining wall, with a combined maximum of ten-feet. The drawings indicate the perimeter walls vary in height with a maximum of nine-foot four inch screening with retaining walls.

- **Trails**

No required trails are directly adjacent to this development.

- **Special Conditions of Approval (from SDR-172547)**

1. The applicant shall construct a six-foot high decorative block wall along Jeanette Street, Deer Springs Way and the northern property line. The wall shall extend along both sides of the interior private drive to an equal distance north of Deer Springs Way.
2. The costs of any improvements to the interior street used by both the existing residents and the future residents of the five lot subdivision shall be borne solely by the applicant.
3. Prior to the submittal of civil improvement plans to the City of Las Vegas, the applicant shall meet with the owners of the three residential properties abutting the site to discuss the drainage plans for the project.
4. The owners of the three residential properties abutting the site shall not be required to become part of any future Homeowners Association.
5. Lighting along the interior cul-de-sac shall be limited to coach lighting. Such lighting shall be placed along both sides of the interior cul-de-sac. The applicant shall meet with the owners of the three residential properties prior to the installation of the coach lighting.
6. The five lot subdivision shall tie into City water and sewer and have access to the private well used by the existing residents.
7. The owners of lot one and five of the five lot subdivision may have horses in conformance to Title 19.
8. The existing residents shall continue to be on the Sloan Grid for electrical power.
9. Lots 1 and 5 shall be a minimum net lot size of 18,000 square feet. Lots 2, 3, and 4 shall be a minimum of 15,000 square feet.

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**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 4

**NOTICES MAILED** N/A

**APPROVALS** 0

**PROTESTS** 0